

IN RE: PETITION FOR VARIANCE
SW/S Old Court Road, 400' NE
of Marriotts Lane
(4628 Old Court Road)
2nd Election District
2nd Councilmanic District

Phyllis E. Tyler
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-37-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Phyllis E. Tyler. The Petitioner seeks relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 72" high fence on the north side of her property adjoining the neighbor's front yard, in lieu of the maximum allowed 42" high fence. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Phyllis E. Tyler, property owner, and her attorney, Carol Bittner, Esquire. Appearing in opposition to the Petitioner's request were Steve and Natalie Boykin, adjoining, affected property owners.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.287 acres, more or less, zoned D.R. 5.5, and is improved with a two-story single family dwelling with an attached garage. The Petitioner recently had installed a 72" high, board-on-board privacy fence along the common property line shared with the Protestants. Due to the orientation of the Petitioner's house on the property, the 6-foot high privacy fence extends along the front yard of the adjoining

ORDER RECEIVED FOR FILING

Date 10/1/98

By [Signature]

property, thereby creating the need for a variance. Ms. Tyler testified that the fence was installed for security purposes and to provide privacy.

Mr. and Mrs. Boykin appeared in opposition to the request and testified that the subject fence imposes too much upon their property and has devalued its worth. They believe the fence is unsightly and fear that when they try to sell their house, a potential buyer might feel the same way. The Protestants believe the Petitioner can achieve the same objectives she has by lowering the fence to the acceptable height of 42 inches at the location where their front yard begins.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to deny the requested variance. In my opinion, the 6-foot high privacy fence does, in fact, impose upon the front yard of the Boykin property in an adverse manner and is not justified by the reasons stated

ORDER RECEIVED FOR FILING
Date 10/1/98
By [Signature]

by the Petitioner at the hearing. Both Ms. Tyler and the Boykins have very attractive homes and their properties appear to be well-maintained. To allow the subject fence to exist at a height of 6 feet along the front yard of the Boykins' property would adversely affect the character of this community. Therefore, the relief requested must be denied and the fence must be lowered to the permitted 42-inch height at the location where it intersects the front yard of the Boykin property.

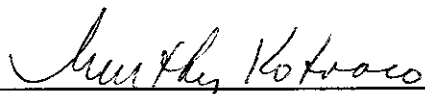
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of October, 1998 that the Petition for Variance seeking relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 72" high fence on the north side of the property adjoining the neighbor's front yard, in lieu of the maximum allowed 42" high fence, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that within sixty (60) days of the date of this Order, the Petitioner shall have that portion of the subject fence where it intersects with the front yard of the Boykin property lowered to the permitted height of 42 inches.

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 1, 1998

Ms. Phyllis E. Tyler
4628 Old Court Road
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
SW/S Old Court Road, 400' NE of Marriotts Lane
(4628 Old Court Road)
2nd Election District - 2nd Councilmanic District
Phyllis E. Tyler - Petitioner
Case No. 99-37-A

Dear Ms. Tyler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Steven Boykin
4626 Old Court Road, Baltimore, Md. 21208

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4628 Old Court Road
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 427.B to allow a 72" high fence on side of property adjoining the neighbor's front yard in lieu of the required 42".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Security
2. Privacy
3. To contain dog
4. Do to the placement of homes, it's impossible to be in compliancy with Zoning Code.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Phyllis E. Tyler

(Type or Print Name)

Phyllis E. Tyler

Signature

N/A

(Type or Print Name)

N/A

Signature

(410) 633-2000 wk
4628 Old Court Rd (410) 655-2714 hm.

Address

Phone No

Baltimore, MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: BR

DATE

7/21/98

ORDER RECEIVED FOR FILING

Date

By



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

99.37-A

#37

Attached to and made a part of Deed of Trust from Phyllis E. Tyler to Trustees for Leeds Federal Savings Bank covering the property known as 4628 Old Court Road, Baltimore County, MD.

EXHIBIT "A"

Situate in Baltimore County, Maryland, and described as follows:

BEGINNING for the same at a point on the first or N87 degrees 36'E, 105.13 foot line described in a deed dated April 11, 1953 and recorded among the Land Records of Baltimore County in Liber 2274, Folio 265, was granted and conveyed by Sarah H. Iglehart, widow, to Nicholas F. Hill and Beulah E. Hill, his wife, said point being 25.90 feet from the end of said first line, said point also being in the bed of Old Court Road; thence for new lines of division through the whole tract the two (2) following courses and distances, viz: (1) N24 degrees 27'00"W, 92.57 feet and (2) N25 degrees 19'36"W, 176.68 feet to a point on the third or S76 degrees 28'W, 121.26 foot line described in above mentioned deed; thence along said third line, for a part of its distance, as now surveyed, S76 degrees 27'50.6"W, 94.06 feet to the end of said third line, and the Point of Beginning of parcel of land which by deed dated June 20, 1980 and recorded among the said Land Records in Liber 6189, Folio 452, was granted and conveyed by Bernard H. Miller, widower, to Nicholas F. Hill and Beulah E. Hill, his wife; thence along the first or N37 degrees 18'54"W, 195.00 foot line described in last mentioned deed, for a part of its distance, as now surveyed, N29 degrees 15'00"W, 88.00 feet to a point; thence for new lines of division through the whole tract the three (3) following courses and distances, viz: (1) N76 degrees 27'50.6"E, 112.38 feet, (2) S25 degrees 19'36"E, 266.71 feet and (3) S24 degrees 27'00"E, 91.63 feet to a point on the aforesaid first line described in the deed from Sara H. Iglehart, widow, to Nicholas F. Hill and Beulah E. Hill, his wife, dated and recorded as aforesaid; thence along and reversing said first line, for a part of its distance, S87 degrees 36'00"W, 12.95 feet to the POINT OF BEGINNING, containing 0.287 of an acre, more or less.

Subject to the highway widening of Old Court Road over a strip of land 12 feet wide, more particularly described as follows:

Beginning for the same at a point on the first or N87 degrees 36'E, 105.13 foot line described in a deed dated April 11, 1953 and recorded among the Land Records of Baltimore County in Liber 2274, Folio 265, was granted and conveyed by Sarah H. Iglehart, widow, to Nicholas F. Hill and Beulah E. Hill, his wife, said point being 25.90 feet from the end of said first line; thence N24 degrees 27'00"W, 46.73 feet to a point on the north side of Old Court Road, 60 feet wide; thence along and binding on the north side of Old Court Road S85 degrees 46'13"E, 13.67 feet to a point; thence S24 degrees 27'00"E, 45.02 feet to a point on the aforesaid first line in the above-mentioned deed; thence along and reversing said first line, for a part of its distance, S87 degrees 36'00"W, 12.95 feet to the Point of Beginning, containing 0.013 of an acre, more or less.

Also subject to a 24' Access and Maintenance Easement as shown on the plan and a 15' Utility Easement for existing 8" sanitary sewer as shown on Baltimore County Drawing R/W 89-278.

BEING the same lot of ground and premises which, by Deed of even date and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, was granted and conveyed by Rapid Recycling, Inc., and Donald Aquilano, Jr., unto Phyllis E. Tyler, the Borrower herein.

99.37-A

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BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056171

DATE 7/31/98 ACCOUNT ROC-6150

AMOUNT \$ 50.00

RECEIVED FROM: Phyllis Tyler

FOR: code 010 Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 37

PAID RECEIPT

PROCESS ACTUAL TIME
7/21/1998 7/21/1998 14:36:26

REQ MS02 CASHIER JRIE JHR DRAWER 3

5 MISCELLANEOUS CASH RECEIPT

Receipt # 056171

CR NO. 056171

OFFICE

50.00 CASH

Baltimore County, Maryland

99.37-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/20, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/20, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-37-A
4628 Old Court Road
N/S Old Court Road, 400'
NE Marriotts Lane
2nd Election District
2nd Councilmanic District

Legal Owner(s):

Phyllis E. Tyler

Variance: to allow a 72-inch high fence on side of property adjoining the neighbor's front yard in lieu of the required 42 inches.

Hearing: Thursday, September 10, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/286 Aug. 20 c252088

CERTIFICATE OF POSTING

RE: Case No.: 99-37-A

Petitioner/Developer: PHYLLIS TYLER, ETAL

Date of Hearing/Closing: 9/10/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #4628 OLD COURT RD.

The sign(s) were posted on 8/26/98
REPAIRED (Month, Day, Year)

Sincerely,

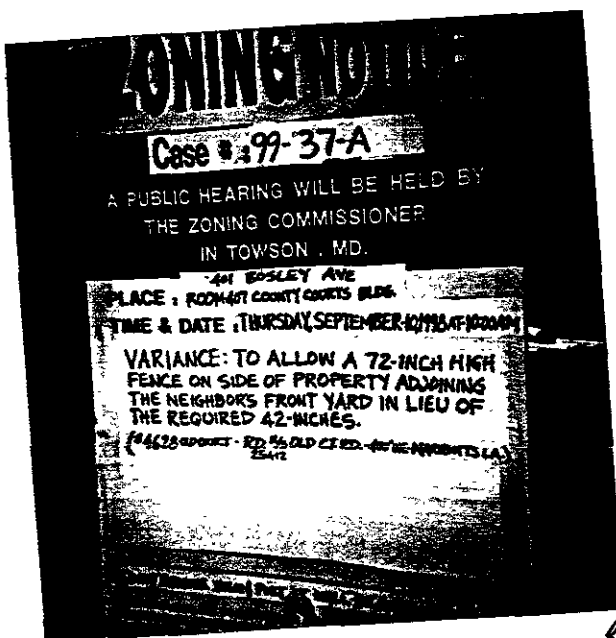
Patrick M. O'Keefe 9/2/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



4628 OLD COURT Rd.
PHYLLIS TYLER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 3, 1998

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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-37-A
4628 Old Court Road
N/S Old Court Road, 400' NE Marriotts Lane
2nd Election District - 2nd Councilmanic District
Legal Owner: Phyllis E. Tyler

Variance to allow a 72-inch high fence on side of property adjoining the neighbor's front yard in lieu of the required 42 inches.

HEARING: Thursday, September 10, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with a small mark below it that appears to be "349".

Arnold Jablon
Director

c: Phyllis E. Tyler

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 26, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
August 20, 1998 Issue - Jeffersonian

Please forward billing to:

Phyllis Tyler 410-655-2714
4628 Old Court Road
Baltimore, MD 21208

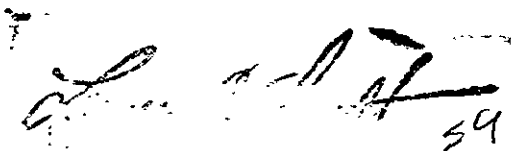
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HEARING: Thursday, September 10, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with the number "59" written below it.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 37

Petitioner: Phyllis Tyler

Location: 4628 Old Court Road 21208

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Phyllis Tyler

ADDRESS: 4628 Old Court Road
Baltimore, MD. 21208

PHONE NUMBER: (410) 655-2714

AJ:ggs

(Revised 09/24/96)

99.37-A

37

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-37-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a 72" high fence on
side of property in lieu of the required 42"
height.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 10, 1998

Ms. Phyllis E. Tyler
4628 Old Court Road
Baltimore, MD 21208

RE: Item No.: 37
Case No.: 99-37-A
Location: 4628 Old Court Road

Dear Ms. Tyler:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 21, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027
KAMBIZ KARIMIAN 031
STERLING INDUSTRY LANE, L.L.C. 033
JAMES ANDREW DUNNIGAN AND DOROTHEA
DOLORES DUNNIGAN 035
FRANK ROSENBERGER AND MARY ROSENBERGER 036
PHYLLIS E. TYLER (037)
VERNON MERKLE AND MARILYN IRWIN 038
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039
NARINE BANEY 041
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley, *RB*
Permits and Development Review
DEPRM

DATE: *2/13/98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 3, 98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	27	35	41
	28	36	
		(37)	424 RA
	31	38	
	33	39	43

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 12, 1998

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 10, 1998
Item Nos. 027, 028, 031, 032, 033,
035, 036, 037, 038, 039, 040, 041,
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-31-98
Item No. 037 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
to Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 107 North Calvert Street • Baltimore, Maryland 21202

sent
9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 3, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 35, 36, 37, 39, and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE
4628 Old Court Road, N/S Old Court Rd, 400' NE of
Marriotts Lane, 2nd Election District, 2nd
Councilmanic

Legal Owners: Phyllis E. Tyler

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-37-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Phyllis E. Tyler, 4628 Old Court Road, Baltimore, MD 21208, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

at to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 4628 Old Court Rd

Division name: Sherman Hill

at book 224, folio 265, lot 1, section 7

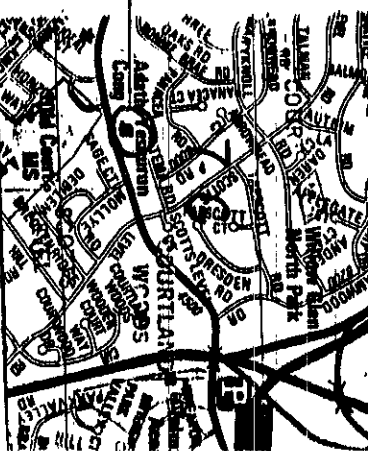
OWNER: Phillis Tyler

7/21/98

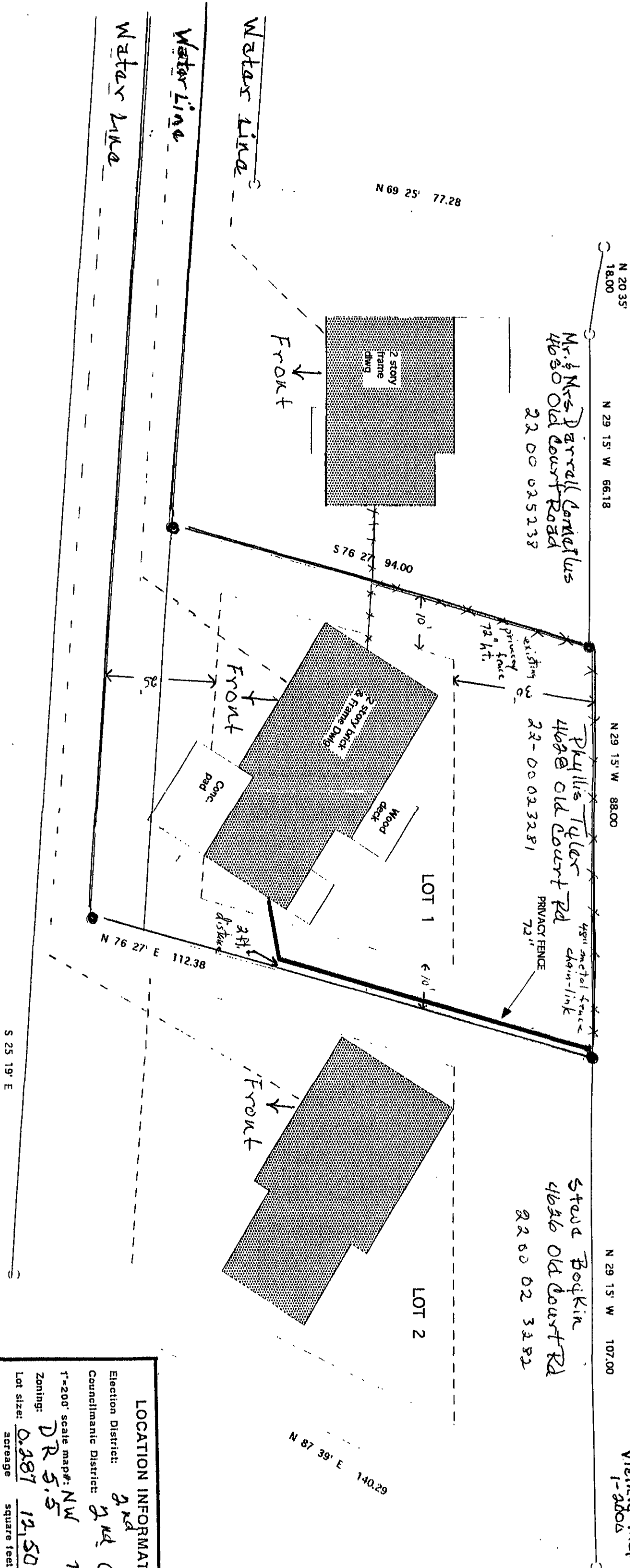
N

PETITIONER'S EXHIBIT 1

Site



Vicinity Map



SCALE 1:20

Violation # 105726
Joe Glorioso

LOCATION INFORMATION

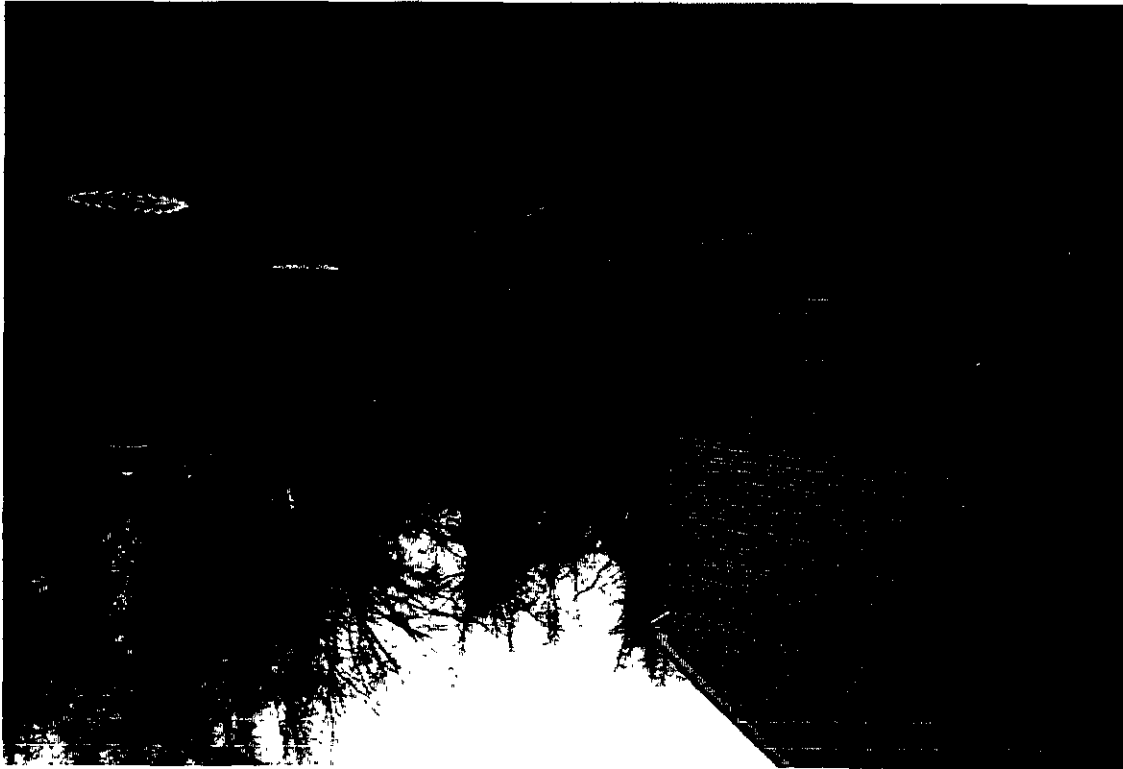
Election District: 2nd
Councilmanic District: 2nd C
1"=200' scale map: NW 16
Zoning: DR 5.5
Lot size: 0.287 12,501
acreage square feet

Public Price:
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

37 99-37-1

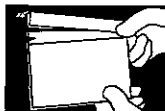


INSTRUCTIONS:

Welcome to Photo Galaxy.

A unique album
system that houses
your photos for easy
viewing and storage.

With Photo Galaxy
you can change the
order or remove and
replace the prints.



To Remove Or Change Pages:

1. Lift tab at right end of Photo Galaxy album clip, remove clip and slide off cover.
2. Rearrange or remove your prints
3. Replace cover over pages, put Photo Galaxy clip over top so that left and right indented teeth fit into grooves, and lower right hand tab so that album is locked in place.



To Remove Prints From Pages:

1. Carefully peel off print starting from left or right upper corner. Prints can be peeled off without removing pages.

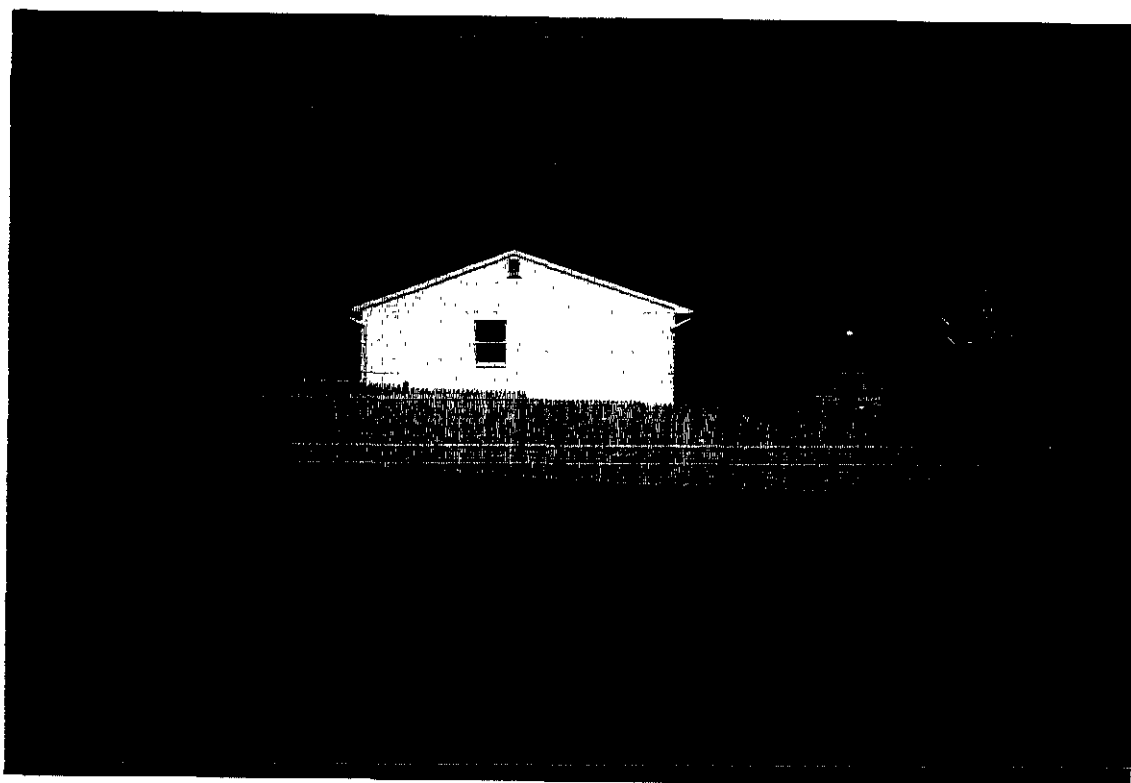
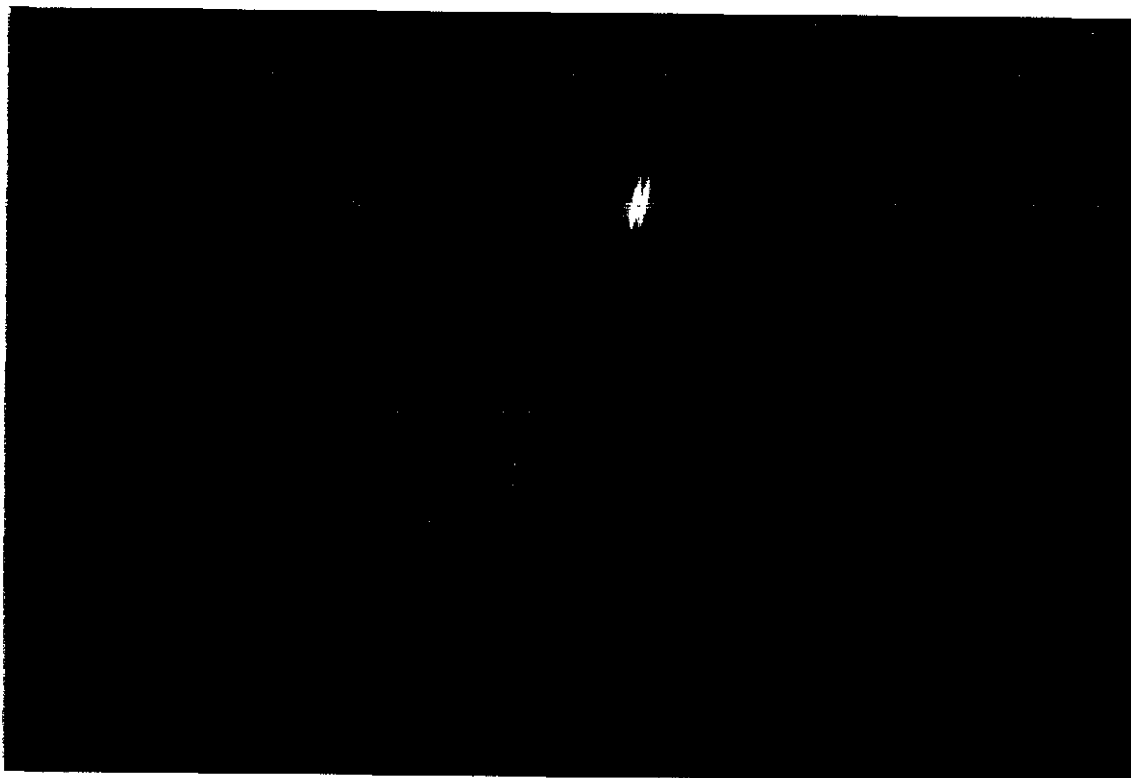


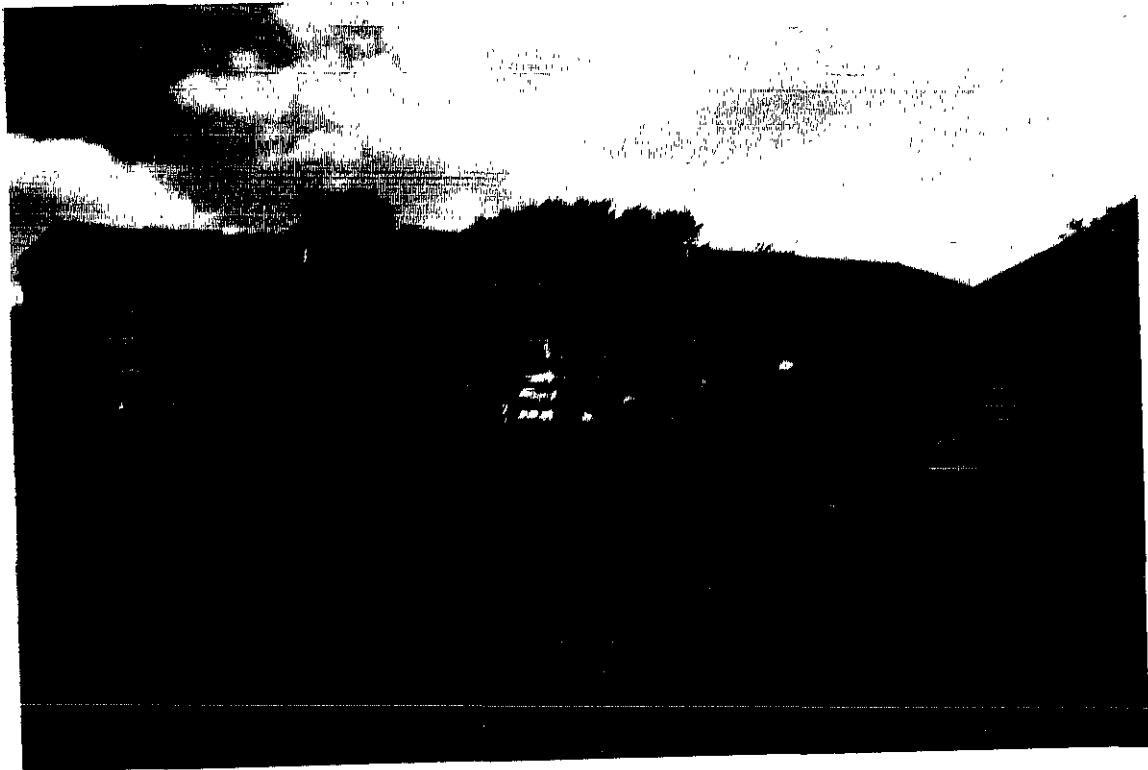
To Identify Date & Subject:

1. Remove Photo Galaxy clip and cover as shown above.
2. Write date and subject on white tab attached to cover.
3. Reassemble album as shown in number three above.



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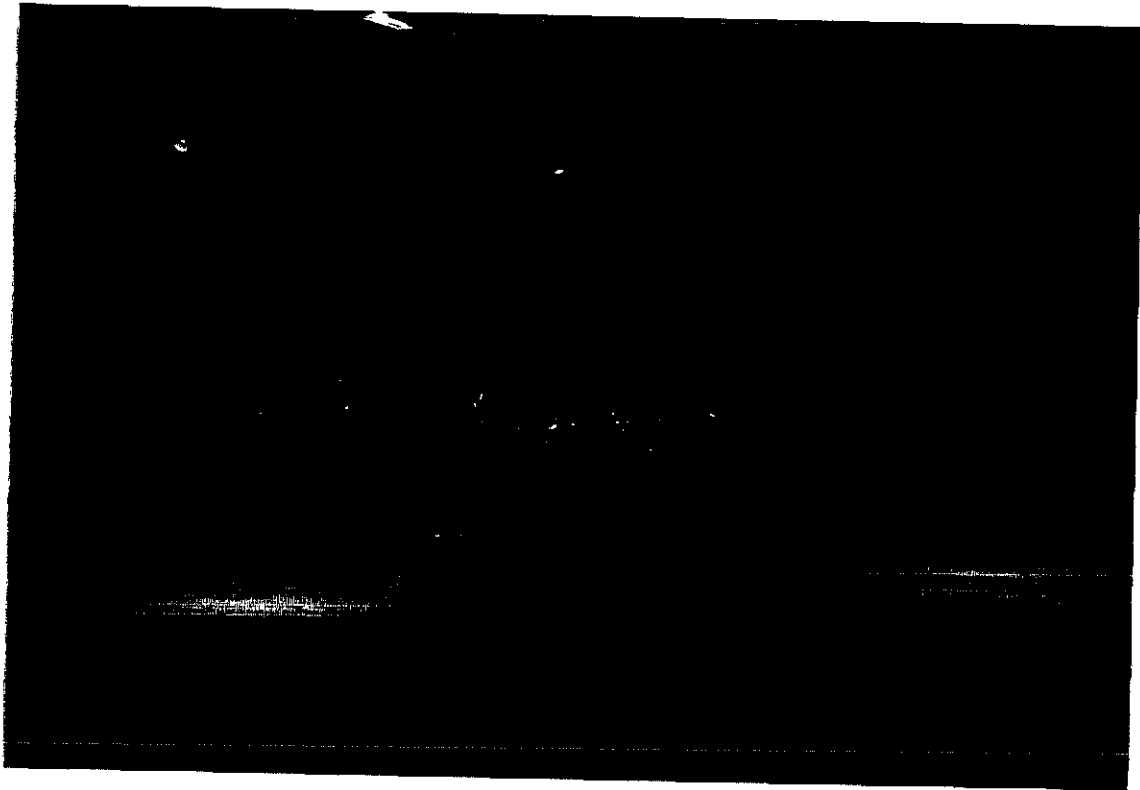




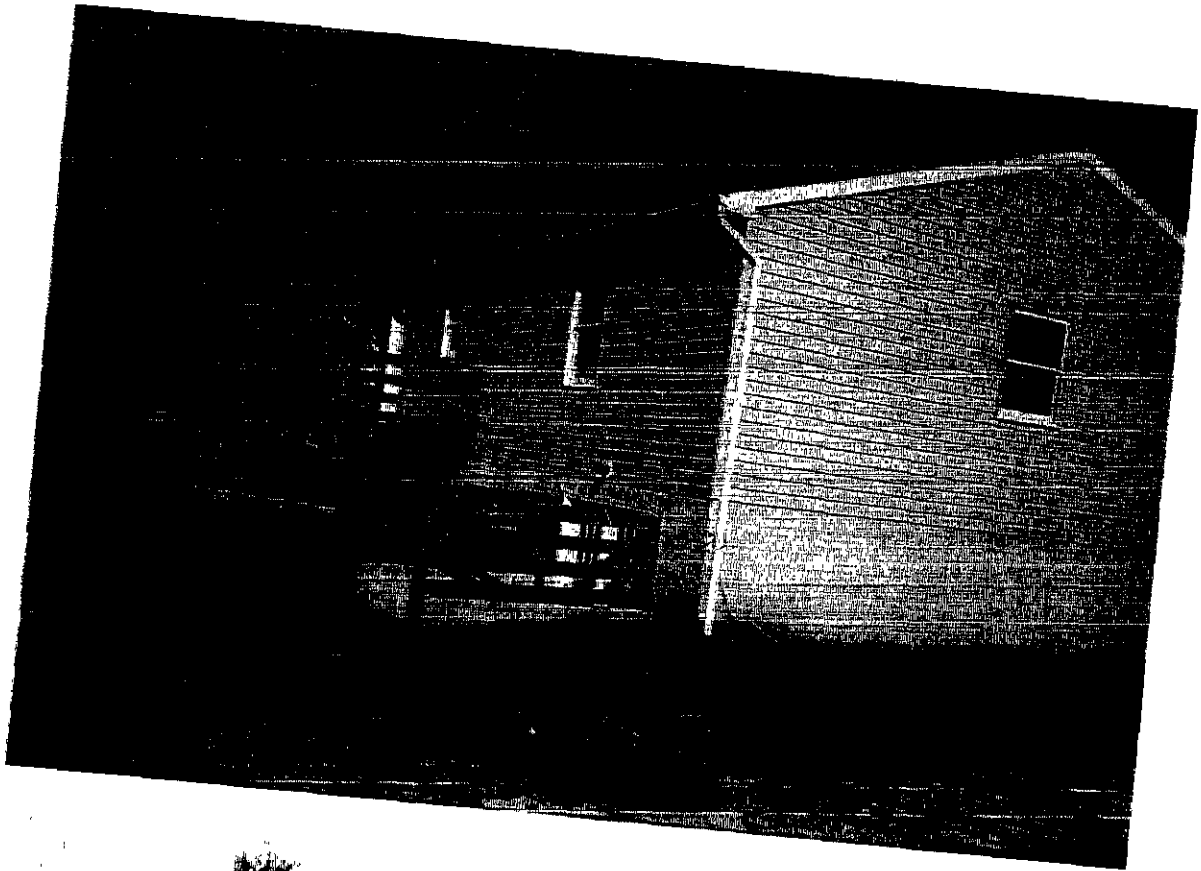




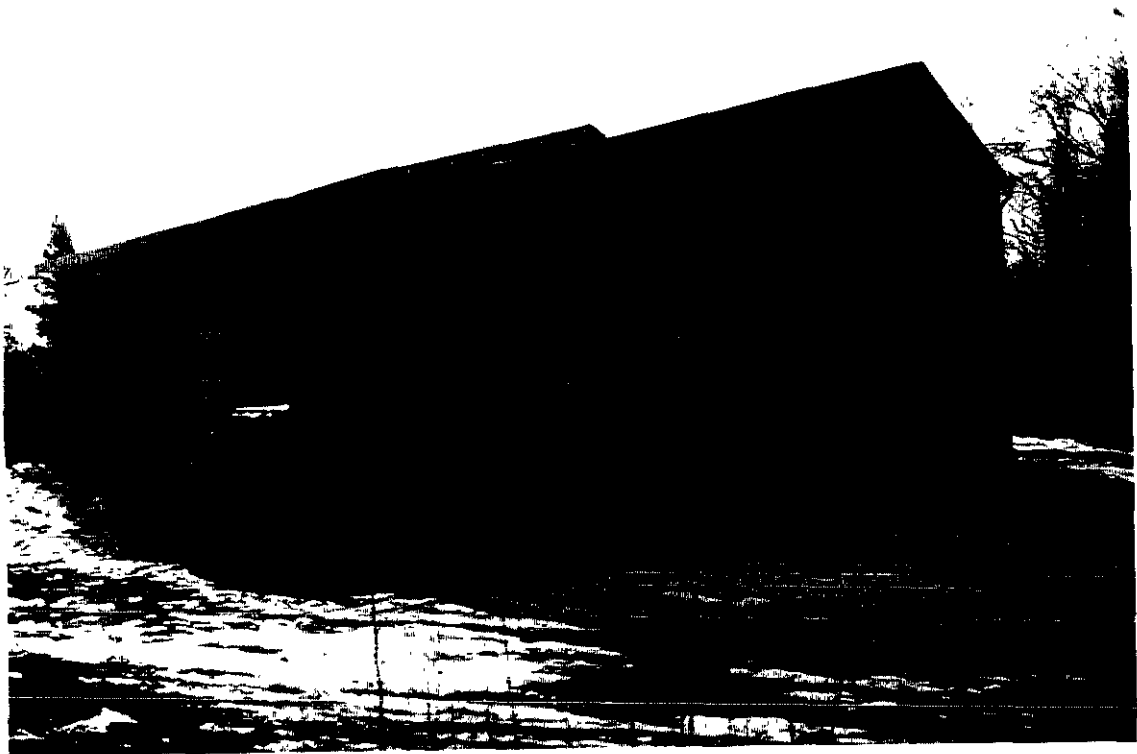












Protestant's
Exhibit ~~1~~ 1

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